

KUR-World

DRAFT ENVIRONMENTAL IMPACT STATEMENT

PUBLIC NOTIFICATION SNAPSHOT

Have your say!

22 OCT - 14 JAN 2019



Reever and Ocean Developments Pty Ltd (the Proponent) is proposing to develop an integrated eco-resort in Kuranda. The project is located within the Mareeba Shire Council local government area, approximately 22 kilometres north-west of Cairns.

The Coordinator-General has declared this project a 'coordinated project', under section 26(1)(a) of the State Development and Public Works Organisation Act 1971 (SDPWO Act), triggering the requirement for an environmental impact statement (EIS).

"The release of the draft EIS for feedback is an important milestone towards the realisation of a project that, I believe, will deliver a tourism experience unlike any other in the Far North.

"Incorporating sustainable development principles, KUR-World will be a hub for nature-based, educational and agricultural tourism."

KUR-World proponent Reever and Ocean Developments Pty Ltd Director Ken Lee

The total land holding comprises of ten titles and an area of 648.3046 hectares of which approximately 157 hectares would be developed.

KUR-World

Economic Stimulus

Initial capital expenditure by the Proponent for the development of KUR-World is \$536.4 million.

The full realisation of the KUR-World masterplan would result in a further \$318.9 million in capital development expenditure. Of this \$318.9 million, approximately 70 percent (\$223.23 million) will be expended by the Proponent in capital development expenditure prior to sale of property (i.e. 70 percent will be land and development package construction and 30 percent will be land only, with the purchasers of that land anticipated to spend in the order of \$95.67 million in further capital development).

Note – the \$318.9 million is not income generated by the sale of land, it is consequential capital expenditure that will be expended by the Proponent and/or purchasers of land within KUR-World.

Socio-economic Impacts

Direct construction employment is expected to peak at about 348 in 2020-21. With Type 1 'flow-on' effects in the regional economy, total construction employment is expected to peak at about 713.

EMPLOYMENT CREATION 2027-2028

1,450* FULL & PART TIME JOBS
DIRECTLY CREATED AT KUR-WORLD

1,313 FULL & PART TIME JOBS
INDIRECTLY CREATED AWAY FROM KUR-WORLD

2,763 TOTAL FULL & PART TIME JOBS
EMPLOYED AT KUR-WORLD & WITHIN THE CAIRNS REGION

*970 FULL TIME EQUIVALENT

Mitigation of community impacts will be centred around change management and ensuring that the local community is informed and supported in terms of access to employment opportunities and community services.

It is intended that housing, and services such as child-care and health care can be met commensurate with the additional requirements that the project may pose.

Opportunities for the project have focused on improving the livelihoods of the Kuranda and Tablelands communities through access to employment and the provision of goods and services to the project by local residents.

Tourism

The Tropical North Queensland Tourism Opportunity Plan identifies several goals for tourism. Among them is support for the development of new projects different to existing tourist offerings and the immersion of visitors in experiences which complement the region's unique natural and cultural assets.

Incorporating sustainable development principles, KUR-World will be a hub for nature-based, educational and agricultural tourism.

2018-2019 DAY VISITORS **102,967**

2027-2028 DAY VISITORS **496,644**

AVERAGE
1,400
VISITORS/DAY

Overnight guests are projected to build from about 1,195 in 2018-19 to 240,697 in 2027-28. With an average projected stay of three nights, this will generate around 720,000 visitor nights. Total on-the-ground visitors each day is estimated at 2,000 in 2027-28.

Infrastructure

The KUR-World Project has a range of infrastructure requirements, with new infrastructure or infrastructure upgrades to be provided with each stage of development.

This includes water and wastewater infrastructure, including new wastewater treatment plant on the project site and upgrades to the water supply network.

Electricity network upgrades are also required in addition to on-site solar energy production.

It is anticipated that without KUR-World, parts of the Kuranda Range are expected to reach design capacity somewhere between 2025 and 2030. This is about the same time that KUR-World will be fully operational. A number of mitigation measures are proposed to ensure road safety is not impacted by the development. Proposed road safety impact mitigation measures include the upgrade of select intersections, such as the Myola Road and Kennedy Highway intersection and the implementation of a Variable Speed Limit (VSL) system for the Kuranda Range section of the Kennedy Highway.

Environmental Impacts

The Draft Environmental Impact Statement (EIS) identifies the ecological values of the site and the potential impacts of the project on flora and fauna. Where the potential for impacts exist, mitigation measures are put forward to avoid or limit those impacts.

Consistent with its location near World Heritage listed areas, there are many flora and fauna species on the site that are listed under Commonwealth and State legislation. The highest profile is the Myola treefrog (*Litoria myola*). Breeding habitat of the Myola treefrog has been confirmed in Owen Creek, Haren Creek (a tributary of Owen Creek) and Cain Creek. All creeks are in the north western section of the project area. An estimated 10 per cent of the total population of around 750 individuals occurs on site.

Another high-profile species is the Myola Palm (*Archontophoenix myolensis*). This species is difficult to distinguish from other *Archontophoenix* species without fruiting bodies, thus all *Archontophoenix* are being treated as *Myola* Palm. All potential *A. myolensis* individuals observed were located below the high bank of streams - either in the creek bed or on the bank.



Other listed species on site include:

- Tapping green eyed tree frog (*Litoria serrata*)
- Greater large-eared horseshoe bat (*Rhinolophus philippinensis*)
- Spectacled monarch (*Symposiachrus trivirgatus*)
- Short-beaked echidna (*Tachyglossus aculeatus*)
- Macleay's fig-parrot (*Cyclopsitta diophthalma macleayana*)
- Tube-nosed insectivorous bat (*Murina florium*)
- Rufus fantail (*Rhipidura rufifrons*)
- Daintree Gardenia (*Randia audasii*)
- Bare-rumped Sheath-tail Bat (*Saccolaimus saccolaimus nudicluniatius*)
- Spectacled flying-fox (*Pteropus conspicillatus*)
- Slender Ginger (*Alpinia hylandii*)

There is a possibility other important species may occur on site, however evidence of their presence was not found during surveys. These include the Southern Cassowary (*Casuarius casuarius johnsonii*) and the Northern Quoll (*Dasyurus hallucatus*). Habitat of both species occurs in the remnant vegetation on site. Irrespective of the presence of listed species, the remnant vegetation and riparian areas associated with watercourses provide quality habitat for a range of Wet Tropic flora and fauna. In total over 170 fauna species and 260 flora species have been recorded on site.

Habitat disturbance and vehicle collision pose the biggest risk for these protected species. The habitat can be directly impacted through clearing or indirectly impacted by weed invasion or the deterioration in water quality of streams.

Clearing of remnant vegetation as defined in the *Vegetation Management Act 1999* will be restricted to areas such as for roads, helipad and zip-line tower infrastructure and will result in the loss of approximately:

- 1 hectare of Regional Ecosystem 7.11.44 ('Of Concern')
- 1 hectare of Regional Ecosystem 7.11.1a ('Least Concern')
- 2 hectares of Regional Ecosystem 7.11.7a ('Least Concern')

The development also includes site disturbance of currently cleared areas devoid of vegetation as well as non-remnant vegetation (also known as Category X vegetation). The total area of disturbance is approximately 155 hectares.

The draft EIS recommends a range of mitigation measures for the protection of threatened species. These mitigation measures include the protection of 46.1 hectares for habitat retention or additional habitat retention and 6.1 hectares proposed for restoration, within development precincts.

The current surface water quality does not meet the regulatory standards. However, the Proponent is committed to a range of mitigation measures that will result in the maintenance or enhancement of surface water quality. The draft EIS also includes traffic control as a mitigation measure for the protection of species, in particular the Southern Cassowary. Biosecurity is also considered in the draft EIS on account of the potential impacts on protected species posed by pests and domesticated animals.

If all of the mitigation measures put forward in the draft EIS are adopted, the project is unlikely to have a significant residual impact on any of the species identified in the draft EIS.

KUR-WORLD PRECINCTS

- FARM THEME PARK & EQUESTRIAN CENTRE
- PRODUCE GARDEN
- BUSINESS & LEISURE HOTEL & FUNCTION CENTRE
- KUR-VILLAGE
- RAINFOREST EDUCATION CENTRE & ADVENTURE PARK
- KUR-WORLD CAMPUS
- SPORTING PRECINCT
- GOLF CLUBHOUSE & FUNCTION CENTRE
- GOLF COURSE
- FIVE STAR ECO-RESORT
- HEALTH & WELLBEING RETREAT
- PREMIUM VILLAS
- LIFESTYLE VILLAS
- QUEENSLANDER LOTS
- SERVICES/INFRASTRUCTURE
- ENVIRONMENTAL AREA
- OPEN SPACE



- Stage 1A**
- a KUR-World Theme Park (Phase 1), inc. Glamping (15)
 - b Queenslander Lots (21)
 - c Organic Produce Gardens
 - d Services & infrastructure

- Stage 1B**
- a KUR-World Theme Park (Phase 2)
 - b Equestrian Centre

- c KUR-World retail & dining precinct (Phase 1)
- d 4-Star Business & Leisure Hotel (Phase 1 - 60 apartment suites)
- e Lifestyle Villas (56 lots)
- f Premium Villas (39 lots & 60 units)
- g Rainforest Education Centre & Adventure Park, inc. Glamping (15) & Zip-Line
- h Services & infrastructure

- Stage 2**
- a KUR-World retail & dining precinct (Phase 2)
 - b 4-Star Business & Leisure Hotel (Phase 2 - 210 apartment suites)
 - c Golf Club House & Function Centre
 - d Golf Course
 - e Sporting Precinct
 - f Premium Villas (154 lots)
 - g Services & infrastructure

- Stage 3**
- a Health & Wellbeing Retreat (60 suites)
 - b 5-Star Eco-Resort (200 rooms)
 - c KUR-World University Campus (330 beds)
 - d Premium Villas (93 lots)
 - e Services & infrastructure

Concept Master Layout

How to make a submission

You are invited to make a submission on the draft EIS, including the project's potential environmental impacts and the effectiveness of measures proposed to manage those impacts. The Coordinator-General will consider all 'properly made' submissions as part of the evaluation.

The purpose of this EIS process is to identify the environmental impacts associated with the project and the plan of development, which would be lodged with Mareeba Shire Council as part of a Variation Request, to vary the effect of the Mareeba Shire Council Planning Scheme 2016. Submissions lodged as part of this EIS process will be taken to be lodged as part of the proposed application process under the Planning Act 2016 and appeal rights under the Planning Act 2016 apply to those submissions. Section 37 of the SDPWO Act describes these rights and processes.

The Commonwealth Minister for the Environment has determined that the project is likely to have a significant impact upon matters of national environmental significance and will require approval under the Environment Protection and Biodiversity Conservation Act 1999 (Cwlth) (EPBC Act) before it can proceed. The relevant matters are World Heritage properties (sections 12 and 15A of the EPBC Act), National Heritage Places (sections 15B and 15C of the EPBC Act), listed threatened species and communities (sections 18 and 18A of the EPBC Act) and Great Barrier Reef Marine Park (sections 24B and 24C of the EPBC Act). The Minister will rely on the outcomes of the Coordinator-General's assessment process, including any submissions, in making a decision.

For information about making a 'properly made' submission, refer to the fact sheet Have your say on a draft environmental impact statement and accompanying submission form, available online and at the public display locations shown below.

The draft EIS is available at:

www.dsdmip.qld.gov.au/kur-world.

A digital copy on USB is also available from the proponent for a cost of \$5 by contacting via telephone 1300 835 288 or email info@kurworld.com.au.

The draft EIS will be available to view in digital and/or hardcopy between 22 October 2018 and 14 January 2019 at:

- Kuranda Library, 18-22 Arara Street, Kuranda, QLD, 4881
- Mareeba Library, 221 Byrnes Street, Mareeba, QLD, 4880
- Smithfield Library, 70 Cheviot Street, Smithfield, QLD, 4878
- Cairns Library, 51 Abbott St, Cairns City QLD 4870
- State Library of Queensland, Cultural Centre, Stanley Place, South Bank, Brisbane.
- National Library of Australia, Parkes Place W, Canberra, ACT, 2600

Send your submission using one of the following methods:

Online: www.dsdmip.qld.gov.au/kur-world

Email: KUR-World@coordinatorgeneral.qld.gov.au

Post: c/- Project Manager,
KUR-World Integrated Eco-Resort
Office of the Coordinator-General
PO Box 15517
City East Qld 4002 Australia

SUBMISSIONS CLOSE AT 5 PM ON 14 January 2019

